



# THE LOOP

## CBC Atlantic Quarterly Newsletter

OCTOBER  
2024



## CBC Atlantic's Month of OCTOBER

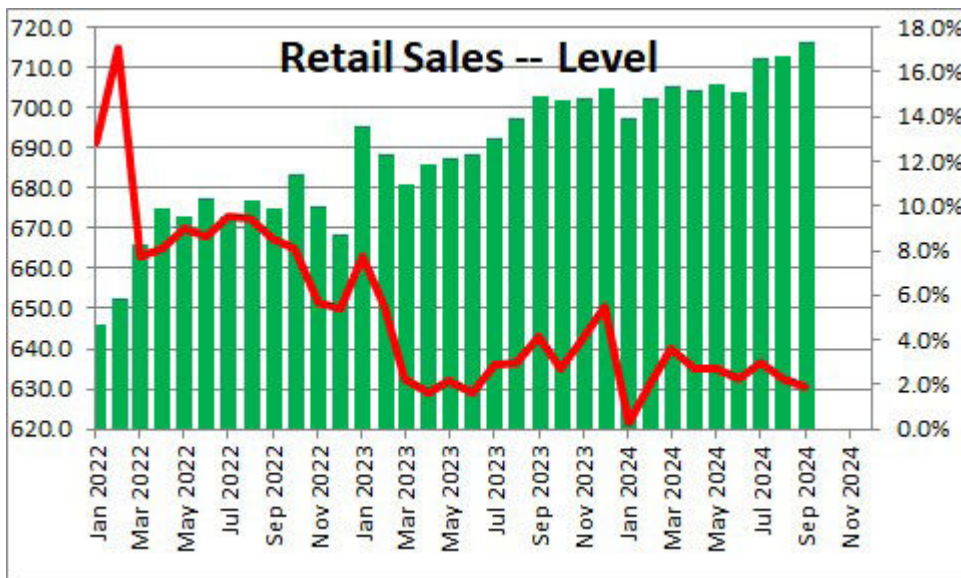
### Retail Sales: NumberNomics - October 17, 2024



Summarization by Brent Case, CCIM - President/  
Broker in Charge Article written by Steve Slifer

Retail sales increased by 0.4% in September, following a 0.1% rise in August and a 1.2% jump in July, with a year-over-year gain of 1.9%. Motor vehicle sales remained flat in September after fluctuating in recent months. Excluding autos and gas, core retail sales, a better measure of underlying trends, rose 0.7% in September and 3.6% over the past year, with a 6.2% annualized pace in the last three months.

Restaurant and non-store retail sales showed strong growth, with restaurant sales up 1.0% in September and non-store sales rising 1.4%. However, real retail sales (adjusted for inflation) have declined 0.5% over the past year but grew at a 4.7% pace in recent months. Despite strong consumer spending, the negative effects of rising inflation and increased reliance on credit card debt may eventually slow economic growth, with GDP projected to grow by 2.5% in the third and fourth quarters.



Source: <https://nummernomics.com/retail-sales/>

### MARKET WATCH

#### Seamist Commons For Lease



1601 State Road  
Summerville, SC 29486  
1,400 SF - 11,900 SF  
\$35 - \$38 PSF NNN

Seamist Commons Blvd & US- 176 is a +/- 230,000 SF pro- posed commercial development with lighted intersection and 1,950+ feet of roadway frontage. The site is surrounded by the + 22,000 new homes that make up the Nexton, Cane Bay and Carnes Crossroads master planned development neighborhoods. Wetland mitigation complete, groundbreaking Fall of 2024, Phase 1 availability 4th quarter 2025.

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Senior Broker - Under All Is Land

### James A. Dingle

Understanding the Connection Between Immigration and Inflation in the US Economy

The relationship between immigration and inflation is a topic that sparks considerable debate among economists, policymakers, and the public. To understand how immigration influences inflation in

the US economy, it's essential to consider several factors that link these two complex issues.

Immigrants often enter the labor market in various sectors, sometimes filling gaps in industries where domestic labor is scarce. A larger workforce can increase productivity and potentially reduce wages in certain industries. However, this effect is often sector-specific and might not be uniformly experienced across the economy. Immigrants bring different skills and expertise, which can enhance overall productivity and economic growth. Immigrants contribute to aggregate demand by purchasing goods and services. This increased demand can stimulate economic activity and may lead to price adjustments. In some cases, the demand might lead to price increases in specific sectors, like housing, where immigrants may have a notable impact.

A growing population, driven by immigration, can contribute to economic growth by expanding the consumer base and increasing overall economic output. Higher economic growth can mitigate inflationary pressures by boosting supply-side productivity, which can help manage price levels.

The connection between immigration and inflation is complex and multifaceted. While immigration can lead to localized inflationary effects in housing and specific markets, its overall impact on national inflation tends to be moderate. The broader economic contributions of immigrants, including increased productivity and economic growth, can help balance these effects. Understanding this relationship requires a nuanced view of

## MARKET WATCH

### 6.2 Acres in Hollywood For Sale



0 Hwy 162  
Hollywood, SC 29449  
6.2 Acres  
\$595,000

Prime 6.2-acre commercial property located on Hwy 162 in Hollywood, zoned Town Center (TC) in the Town of Hollywood. This versatile site has been cleared and with an existing site plan for an event space, with potential for a wide range of development options. Ideal for investors or businesses seeking to establish a presence in the growing Town of Hollywood. Positioned with excellent visibility and accessibility, this property provides endless possibilities for commercial, retail, or office projects. Don't miss this rare opportunity in a rapidly expanding area!

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economic dynamics and an appreciation of how various factors interact in shaping inflationary trends.

### **Rushmark Properties Secures Financing to Develop Berkeley Commerce Center in Charleston**



Contributed by Miles Barkley, Jr. - Associate (September 20, 2024)

The largest speculative industrial project in the market to break ground this year

Rushmark Properties announced today it has closed on a construction loan with United Bank to develop Berkeley Commerce Center, a multi-building, Class-A industrial campus in Summerville, South Carolina. With site work now underway,

Rushmark will commence work this fall on the first two structures' building pads, which span 775,000 square feet. JLL Managing Director Lee Allen, Senior Managing Director Kevin Coats and Senior Associate Tyler Smith will lead leasing and marketing efforts.

Berkeley Commerce Center is being developed in Jedburg, one of Charleston's most competitive and premier industrial submarkets. The site fronts I-26, South Carolina's logistics backbone, which connects the Port of Charleston to I-95 and provide the site access to the largest consumer base in the Western Hemisphere. At 505,440 square feet, the first building will include 2,500 square feet of office



## MARKET WATCH

### **Commercial Sale**



1412 Savannah Hwy  
Charleston, SC 29407  
3,177 SF  
\$1,300,000

This prime commercial property is positioned for success on Savannah Highway in West Ashley. This corner lot boasts a daily traffic count of over 40,000 vehicles, offering unparalleled exposure for any business. Featuring two vacant units, this property presents a perfect value-add opportunity for savvy investors looking to capitalize on below-market rents. The general business zoning in Charleston County facilitates a broad range of commercial uses, further enhancing its appeal. Located among national tenants and in a bustling corridor, the location guarantees sustained footfall and visibility. Whether for an owner-operator or a tenant looking to gain a foothold in a thriving market, this property sets the stage for substantial growth and profitability. Don't miss out on this strategic investment in one of Charleston's most fastest growing districts.

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space, cross-dock configuration and 36-foot clear heights. At 267,840 square feet, the second building features 1,200 square feet of office space, rear-load configuration and 32-foot clear heights. Rushmark expects to deliver the first two buildings in Q4 2025. The site has the potential for three additional buildings, totaling 2.6 million square feet combined with the first two buildings currently under construction. The project was designed by architects LS3P Associates with civil engineers Thomas & Hutton, and HITT Contracting is the general contractor.

“Historically, Charleston has boomed during periods of uncertainty, and we are confident that short-term headwinds create the ideal, long-term investment opportunity for Rushmark,” said JLL’s Allen. “As the only multi-building project of this size to break ground in the market this year, the constrained construction pipeline will drive tenant demand to Berkeley Commerce Center, further solidifying its attractiveness to a variety of manufacturing or logistics users.”

Berkeley Commerce Center offers seamless connectivity to the MSA’s primary demand drivers, including Charleston International Airport and the Port of Charleston, one of the fastest-growing seaports in the country. Additionally, the market features a robust and diversified workforce, with 72% of the incoming labor pool holding higher education degrees. The facility is being developed in Charleston’s premier industrial pocket, which is also home to Fruit of the Loom, TBC Corporation, Gerber Childrenswear, Curtiss-Wright, Argo Merchants Group, 3G Distribution and IFA Rotorian, among many others.

Founded in 1998, Rushmark is a privately held real estate investment firm committed to developing industrial, multi-family residential housing, mixed-use commercial and retail assets in highly desired geographic areas, primarily in the Mid-Atlantic and Southeast.

“As a privately-owned firm, we can be nimble and bold with our development plans,” said Dan Doty, President of Rushmark. “With the recent pull-back in capital markets, we seized the opportunity to bring a premier industrial campus to one of the most compelling locations on the East Coast. The strong market fundamentals, diversified drivers of demand,

### MARKET WATCH

#### Proposed Self Storage Development For Sale



900 Bacons Bridge Road  
Summerville, SC 29485  
1.58 Acres  
\$925,000

Available For Sale - Entitled 1.5-acre parcel located at 900 Bacons Bridge Road, Summerville, SC. The property is zoned GB {General Business} in the Town of Summerville and has received approval for the development of an indoor, self-storage facility encompassing over 114,800 SF of climate-controlled storage units. Situated in a growing area with strong demand, this site offers easy access and excellent visibility, perfect for serving both residential and commercial customers. Traffic counts close to 22K per day along Bacons Bridge also known as State Highway 165. Greater Charleston is comprised of Boeing, Volvo, Redwood Materials, Charleston AFB and the Charleston Ports Authority. Known for our historic district, hospitality, beaches and temperate climate, Charleston continues to be the next destination for many corporations looking for the right location with ample workforce and “business friendly” regulations. Currently, demand exceeds supply for residential housing market, making multi-family a stop-gap rental measure for the public at large and creating the need for temporary storage units. Call for further info on entitlements!

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continued growth of the Port and population growth in the Southeast strategically align with our long-term vision for Berkeley Commerce Center.”

Over the past decade, the Port of Charleston has experienced outstanding growth in total loaded TEUs as a result of key demand drivers such as Southeastern U.S. population growth, the transition from West Coast to East Coast ports, and, more recently, shifts in manufacturing from China to other parts of Asia. Following its completion in December 2022, the Port's \$580 million Charleston Harbor Deepening Project made it the deepest seaport harbor on the East Coast and eliminating tidal restrictions on accessibility. Totalling nearly \$2.8 billion, the Port's comprehensive expansion program is well underway, including the delivery of the new Leatherman Terminal, a new access road connecting to I-26 and the new, dual-access intermodal terminal.

JLL assisted Rushmark in securing the construction loan with United Bank.

Source: <https://www.citybiz.co/article/602928/rushmark-properties-secures-financing-to-develop-berkeley-commerce-center-in-charleston/>



Senior Broker - LandSeeker

### Neal Walsh

Have you ever heard of Charleston, SC? Of course, you have; Charleston has been named the Best City in America by Conde Nast readers 12 years in a row. Charleston attracts visitors because of our atmosphere, culture, friendliness, food, and more. Now, let me introduce you to the Tri-County Region of South Carolina. This unique area covers eastern Orange-

burg County, western Berkeley County, and northern Dorchester County (Source: Tri-County Regional Chamber of Commerce). It's a place where small-town southern charm and easy country living meet, and it's one of the fastest-growing areas in South Carolina, offering a unique charm that's hard to resist.

## MARKET WATCH

### Shops at Wescott Retail Space For Lease



9770 Dorchester Road, 101  
Summerville, SC 29485  
2,700 SF  
\$27 PSF NNN

2700 sq ft corner unit available in a high-traffic Walmart shadow shopping center. Ideal for office or retail use. This prime location offers excellent visibility and ample parking. This space has excellent finishes and is move in ready for the right tenant.

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Thanks to aggressive state tax incentives like no state property taxes, no inventory tax, and no local income tax (Source: SC Commerce), along with counties like Dorchester County, which offers an annual tax credit of \$1,500 per employee and state-funded employee training programs to qualifying companies (Source: Dorchester County Economic Development). The tri-county region also has a robust railroad system with Norfolk Southern and CSX, along with direct access to I-95 or I-26, and just an hour away from Charleston's Ports, combine this with a friendly government that encourages sustainable growth for their residents as well as new business and new residents. It's no wonder why businesses like Google and Walmart have stepped up and called this area home. More importantly, when corporations are set up in the tri-county region, they bring JOBS! 1500 jobs to be exact! Jobs bring people into the area, and with the affordable cost of living, people are moving closer to these jobs and making homeownership a reality. The cost of housing is also more reasonable, with opportunities to experience lake living at its finest on the Edisto River, Lake Marion or Lake Moultrie. But it's not just about the affordable living, it's about the sense of community that you'll find in cities like historic Holly Hill and Saint George, SC, where historic homes and wrap-around porches for large family gatherings provide a glimpse into the easy southern living that we all enjoy. Imagine living where everyone knows your name. Other cities in the Tri-County region include Bowman, Branchville, Elloree, Harleyville, Holly Hill, Santee, Saint George, Reevesville, Ridgeville, and Vance. These communities are home to some great festivals that bring in people from all over the state. Most notable are the World Grits Festival in Saint George, SC, The Holly Hill Christmas Festival in Holly Hill, SC, and the Harvest Festival in Bowman, SC, just to name a few. Most recently, The Wall that Heals, a three-quarter-scale replica of the Vietnam Veterans Memorial in Washington, DC, stopped in Ridgeville for a week to allow visitors to experience a small piece of what the actual Vietnam Veterans Memorial Wall represents.

You're probably wondering what a dirt guy is doing discussing the spirit of our beloved small towns. Like us, towns have their personalities, foibles, and peccadillos. After fifty years in this business, I learned you can no longer walk into a supermarket and look at the eye-level shelf for

### MARKET WATCH

#### Windsor Hill Flex Space with Loading Dock Access



8120 Windsor Hill Blvd  
North Charleston, SC 29418  
25,000 SF  
\$5,800,000

This flex space property is just received its CO. Flex space for office, retail or some warehouse. This is an investment sale. Tenants in place have new 5 and 10 year leases. The building has three phase power, 10x12 roll up doors. Drive in dock. 22 foot eave height, however it is not sprinkled. Rent roll will be proved with NDA and registration of client.

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direction and demographic data. Information is not only power; it's critical to decision-making.

I will share what little I know about each one of our wonderful small towns from time to time. This is the very essence of our dirt business.

If you want an area to grow, the Tri-County Region of South Carolina has all the offerings and opportunities to help your business grow. If you have any questions about this area, please contact me at [NWalsh@CBCAtlantic.com](mailto:NWalsh@CBCAtlantic.com) or 843-330-3787.

Sources: <https://www.tri-crcc.com/thechamber/aboutus>  
<https://www.sccommerce.com/why-sc/incentives-taxes>  
[https://www.dorchesterforbusiness.com/site-selection/incentives/#:~:text=Jobs%20Tax%20Credit%20\(Statutory\)&text=Applied%20on%20a%20per%20employee,tax%20liability%20in%20South%20Carolina.](https://www.dorchesterforbusiness.com/site-selection/incentives/#:~:text=Jobs%20Tax%20Credit%20(Statutory)&text=Applied%20on%20a%20per%20employee,tax%20liability%20in%20South%20Carolina.)  
<http://worldgritsfestival.com/index.html#/>  
<https://hollyhill.sc.gov/special-events>  
<https://www.vvmf.org/The-Wall-That-Heals/>



Associate - Retail  
**Hannah Kamba**

Downtown Charleston, South Carolina, known for its historic charm and dynamic culture, is continually transforming into a vibrant retail and dining destination. Hosting the first Classic Food & Wine Festival this September, Charleston serves as a hot spot for retail and restaurateurs alike wanting to experience Charleston's unique landscape.

As we delve into the current trends shaping the retail market, we'll also highlight notable restaurant openings and closures in 2024, providing a comprehensive overview of this ever-evolving environment.

### 1. Rise of Experiential Retail

## MARKET WATCH

### Commercial Sale



1910 McMillan Ave  
North Charleston, SC 29405  
13,000 SF  
\$2,290,000

Approximately 13,000 SF building for sale located on McMillan Avenue in one of the largest growing communities in North Charleston by Charleston's Naval Base and Shipyard. The path for redevelopment is underway including mixed use expansion with retail, office, residential and green spaces for master plan development. McMillan Avenue will serve as an important corridor connecting Cosgrove Avenue and Rivers Avenue and will be the main gateway entrance into the new development. The property is adjacent to proposed Low Country Rapid Transit terminal. Previous business owner has put \$546k of new FF&E and tenant improvements into the building since 2022. This is a perfect opportunity for a day care or charter school. However, many uses could work under such flexible zoning

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The shift toward experiential retail remains a driving force in downtown Charleston. Consumers increasingly seek unique experiences over mere transactions. Retailers are creating immersive environments that encourage community engagement, from pop-up shops to interactive art installations. This year, several retailers have embraced this trend, offering events and experiences that enhance the shopping journey.

### 2. Emphasis on Local and Sustainable Brands

The preference for local and sustainable brands continues to grow. Retailers focusing on artisanal goods and eco-friendly products are thriving. In 2024, several new boutiques specializing in locally made products have opened, further solidifying Charleston's commitment to supporting local artisans. Conversely, some larger chain retailers such as Gap on King Street have closed this year, unable to compete with the demand for authenticity.

### 3. Digital Integration and Omnichannel Retailing

As e-commerce influences retail strategies, downtown businesses are adopting omnichannel approaches to enhance customer experiences. This year, notable retailers have launched integrated online platforms, allowing customers to order online for in-store pickup. Social media marketing continues to be a key tool for attracting both locals and tourists.

### 4. Mixed-Use Developments

Mixed-use developments are reshaping the downtown landscape, combining retail, residential, and office spaces. Projects like the new "Union Pier" development is underway, featuring a variety of shops and dining options that promote foot traffic and community interaction. These developments are helping create vibrant hubs that appeal to both residents and visitors.

### 5. Changing Demographics

The evolving demographics in Charleston, with an influx of young

## MARKET WATCH

### Medical Office For Lease



2664 St Matthews Road NE, A  
Orangeburg, SC 29118  
2,695 SF  
\$25 PSF MG

Located at 2664 St Matthews Rd in Orangeburg, SC, this 2,695 square foot medical office offers a prime opportunity for healthcare professionals seeking a well-equipped, move-in ready space. Three quarters of a mile down the road from MUSC Health - Orangeburg, this property is perfectly positioned for easy access to the region's medical community. The property, situated in a high-traffic area with excellent visibility, includes signage on a prominent monument along St Matthews Rd NE.

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professionals and families, are influencing retail offerings. In 2024, we've seen the opening of several convenience-oriented stores, including a new grocery store that caters to the community's needs. At the same time, some businesses have closed due to shifts in consumer preferences, highlighting the importance of adaptability in this market.

### 6. Adaptive Reuse of Historic Spaces

Charleston's historic architecture provides unique opportunities for retailers. This year, several new shops have opened in restored buildings, maintaining the city's aesthetic charm while offering modern amenities. This blend of old and new not only attracts customers but also enriches the overall shopping experience.

### 2024 Notable Openings and Closures:

#### New Downtown Restaurant Openings:

1. La Cave (550 King St)
2. Legami (492 King St)
3. Makan (210 Rutledge Ave)
4. Marbled & Fin (480 East Bay St)
5. The Select (465 Meeting St)
6. Cleats (1640 Meeting Street Rd)
7. Co-op (81 Cannon St)



#### Here's a summary of the establishments that have recently shut their doors:

1. The Alley
2. Bar Rollins
3. Chasing Sage
4. Cru Café
5. Fatty Beer Works
6. Tradesman Brewery
7. Harold's Cabin

## MARKET WATCH

### Land on Maybank Hwy For Sale



2905 Maybank Hwy  
Johns Island, SC 29455  
3.2 Acres  
\$1,650,000

Introducing 3.2 acres of prime real estate on Maybank Highway, perfectly situated within the sought-after Maybank Commercial Corridor on Johns Island. Zoned Limited Commercial (LC) in Charleston County, this property is perfectly suited for a wide range of commercial ventures. Offering high visibility and significant traffic counts, this site has great exposure for businesses eager to tap into the area's growing market. Whether you're planning retail, office space, or a mixed-use development, this parcel presents an exceptional opportunity. Adjacent owner is willing to work with developer to establish additional parking through cross-lot easement.

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The closures of these restaurants reflect the ongoing challenges faced by the dining industry in Charleston, including economic pressures. Several restaurants in Charleston have closed, citing increased taxes and insurance costs as significant factors contributing to their decisions. While these losses are felt by the community, the downtown area remains vibrant, with opportunities for new concepts to emerge and cater to evolving preferences. As the culinary landscape continues to change, it will be interesting to see what new establishments take their place.

### **Performance Food Group Company Completes the Acquisition of Cheney Bros, Inc.**



**One of the last independent family owned Food-service Distributors has been acquired. Just a few months shy of marking 100 Years Cheney Bros, of Riviera Beach, Florida with approximately \$3.3 Billion in annual revenue sold for \$2.1 Billion in cash to PFG.**

Contributed by Bryan Fogle - Associate Business Wire | October 8, 2024

RICHMOND, Va., October 08, 2024--(BUSINESS WIRE)--Performance Food Group Company (PFG)

(NYSE:PFGC) today announced that it has completed the acquisition of Cheney Bros., Inc. ("Cheney Brothers"), a leading independent broadline foodservice distributor based in Riviera Beach, Florida. The acquisition creates a stronger presence in the Southeast region and provides additional distribution capacity. Cheney Brothers generates approximately \$3.2 billion in annual revenue. The company has approximately 3,600 employees and operates five distribution centers in Florida and North Carolina. PFG continues to expect to generate approximately \$50 million of annual run-rate cost synergies in the third full fiscal year following the closing of the transaction.

"We are excited to close the acquisition and welcome Cheney's many talented associates to the PFG family of companies," said George Holm, PFG Chairman & CEO.

## MARKET WATCH

### Land For Sale



Cypress Gardens Road  
Moncks Corner, SC 29461  
10.49 AC  
\$1,300,000

Discover the investment potential on Cypress Garden Rd, in the thriving town of Moncks Corner, South Carolina. This expansive property presents an exceptional opportunity for developers, investors, or anyone looking to capitalize on the growing demand for residential and commercial space in the area with 5.79 developable acres. With its generous size and prime location, this land is perfectly suited for a variety of projects, including residential townhomes, multi-family developments, retail developments, or even agricultural ventures.

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"Cheney has built a strong business and this transaction expands PFG's platform and geographic reach to help our diverse customer base thrive. I would like to personally thank Byron Russell, Cheney Brothers' CEO, for his excellent stewardship for over 40 years. Under his leadership, Cheney Brothers has grown into one of the most successful privately held food-service distributors in the United States. I look forward to creating shared success in the future."

### Compelling Strategic and Financial Benefits

**Expands Geographic Reach:** The addition of Cheney Brothers' distribution footprint in key geographies enhances PFG's existing distribution platform and overall density. By closing the transaction, PFG adds five state-of-the-art broadband distribution facilities with excess capacity for further growth across four Southeastern states.

**Complementary Customer-Centric Operating Models:** Consistent go-to-market approaches and selling cultures are focused on customer success. Cheney Brothers provides food and foodservice to a diverse range of customers including independent restaurants, restaurant chains, hotels, country clubs, institutional groups and other foodservice operators.

**Compelling Private Brand Opportunity:** Cheney Brothers has a high mix of sales to independent restaurants but a low mix of private brand penetration to independent restaurants. PFG has a meaningful opportunity to expand the sale of private brands to Cheney Brothers' independent restaurant customers by leveraging PFG's broad portfolio of private brands.

**Sizable Synergy Opportunities:** PFG expects to achieve approximately \$50 million of annual run-rate synergies by the third full fiscal year following closing. Identified cost synergies are primarily in the areas of procurement, operations and logistics and are expected to be achieved within the first three full fiscal years.

Source: <https://finance.yahoo.com/news/performance-food-group-company-completes-201700452.html>

## MARKET WATCH

### New Retail Shopping Center Development: For Lease



5301 Indigo Fields Blvd  
North Charleston, SC 29418  
1,951 SF - 8,355 SF  
\$21 PSF NNN

Newly developed Shopping Center fronting Dorchester Road with traffic counts above 52,100 vehicles per day. This Center is right next to the intersection of Ashley Phosphate & Dorchester Road and close proximity and easy access to I-26 & I-526. Incredible visibility and access off Dorchester Road with a multitude of uses available ranging from Retail, Office, Medical and Flex. Opportunity for large restaurant user with patio with Dorchester Road visibility.

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### Industrial Flex Report - Q3 2024: Preview



Associate - Industrial

#### **Miles Barkley, Jr.**

The square footage under construction for flex/ industrial properties under 50K SF has continued to decline quarter over quarter with 150K SF under construction as of Q3 2024 as opposed to 183K SF the previous period. Q3 2024 also saw our 12 month average for delivered square footage drop with 211,824 SF in Q3 2024 versus 248,347 in Q2. As new inventory drops, we can see the average price per SF continue to grow since competition is decreasing with the average asking rate sitting at \$13.58/SF.

### MARKET WATCH

#### **Second Generation Restaurant for Sale with Drive Thru**



5120 Ashley Phosphate Road  
North Charleston, Sc 29418  
3,528 SF  
\$1,500,000

CBC Atlantic is pleased to present this existing restaurant with a drive thru. The property is located on one of the main arteries of North Charleston, Ashley Phosphate Rd (33,000 VPD). The building is 3,528 sq. ft and sits on 1.37 acres which is perfect for another sit down restaurant user or QSR.

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### Coldwell Banker Commercial Atlantic Celebrates Full Occupancy at Azalea Shops



NORTH CHARLESTON, S.C. (September 25, 2024) – Coldwell Banker Commercial Atlantic is pleased to announce that Azalea Shops in Summerville, SC, has achieved 100% occupancy. The shopping center is now fully leased, reflecting the strong demand for premium retail spaces in the area.

The success of this leasing effort was driven by the expertise of Brent Case, CCIM and Hannah Kamba, who represented the landlord throughout the process. Their exceptional negotiation skills and strategic approach were crucial in securing tenants and achieving this significant milestone.

“We are delighted to announce Azalea Shops is fully leased before receiving Certificate of Completion” said Brent Case, CCIM, President and Broker in Charge at Coldwell Banker Commercial Atlantic. “This accomplishment highlights the vitality of the local real estate market and the strategic appeal of Azalea Shops. Our team’s commitment and market insight played a key role in reaching this goal.”

Azalea Shops benefits from its prime location in Summerville, high

### MARKET WATCH

#### 30 Acres Zoned Industrial For Sale



0 Research Center Drive  
Ridgeville, SC 29472  
30.2 AC  
\$5,600,000

Prime 30-Acre Industrial Land in Pine Hill Business Campus - Ridgeville, SC  
Exceptional opportunity to acquire a 30-acre industrial-zoned parcel within the Pine Hill Business Campus in Ridgeville, SC. This property is uniquely positioned directly across the street from the new half-billion-dollar Google Data Center, currently under construction, adding immense value and growth potential to the site. Key Features: Size & Zoning: 30 acres (subdividable) of industrial-zoned land, perfect for large-scale industrial developments, manufacturing, cold-storage, or logistics operations. Strategic Location: Located within the Pine Hill Business Campus, with immediate access to I-26 and US-78, offering seamless connectivity to Charleston, Summerville, and key regional markets.

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visibility, which contributed to its leasing success. This full occupancy underscores the effectiveness of Coldwell Banker Commercial Atlantic's strategic leasing efforts.

### Tenant Names:

- Acutepet Urgent Care: Suite 101 & 102
- Summerville Print Shop: Suite 103 & 104
- I Heart CBD: Suite 105
- Nail Garden: Suite 106
- Bruster's Real Ice Cream: Suite 107

"We appreciate the opportunity to work with the landlord on this project," Hannah Kamba of Coldwell Banker Commercial Atlantic added. "Achieving full occupancy at Azalea Shops is a testament to our dedication to delivering outstanding results for our clients."

For additional information about Coldwell Banker Commercial Atlantic and its services, please visit [cbcatlantic.com](http://cbcatlantic.com).



## **Coldwell Banker Commercial Atlantic Announces 100% Lease Completion of Yeamans Hall Shopping Center**

## TRANSACTIONS

Hannah Kamba and Brent Case of Coldwell Banker Commercial Atlantic represented the seller JEM Pizza Realty Group LLC in the sale of 2,135 sf of retail space at 349 N Jefferies Blvd in Walterboro, SC. J Boyd Owens of Dorchester Real Estate Services represented the buyer.

Hannah Kamba and Brent Case of Coldwell Banker Commercial Atlantic represented the tenant The Proper Knot in the lease of 3,000 sf of retail space at 1715 Hollydale Court on Johns Island, SC. Guillermo Grainer and James Baker of Lee & Associates LLC represented the landlord TBLB LLC.



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## CBC Atlantic's Month of **OCTOBER**



NORTH CHARLESTON, S.C. (September 25, 2024) – Coldwell Banker Commercial Atlantic is pleased to announce that Yeamans Hall Shopping Center in Hanahan, SC, is now 100% leased, underscoring the strong market demand and strategic value of the location.

Brent Case, CCIM and Julia Donovan, CCIM, CIPS of Coldwell Banker Commercial Atlantic represented the landlord, 1268 Yeamans Hall Road, LLC. Their skillful negotiation and strategic insight were instrumental in achieving this milestone.

"We are thrilled to reach this significant achievement," said Brent Case, CCIM, President and Broker in Charge of Coldwell Banker Commercial Atlantic. "The leasing of Yeamans Hall Shopping Center demonstrates the strong interest in quality retail spaces and reflects the positive dynamics of the local market. Our team's dedication and expertise were key to securing full occupancy."

Yeamans Hall Shopping Center is strategically positioned at the most highly trafficked intersection in town, with access and visibility from both Remount Road and Yeamans Hall Road in Hanahan, SC, contributing to its rapid leasing success. The property's full occupancy is a testament to the effectiveness of Coldwell Banker Commercial Atlantic's approach and market knowledge.

"We are grateful for the opportunity to work with the landlord on this project and are proud of the results we have delivered," added Julia Donovan, CCIM, CIPS, Senior Broker at Coldwell Banker Commercial Atlantic. "This accomplishment highlights our commitment to achieving outstanding outcomes for our clients."

For additional information about Coldwell Banker Commercial Atlantic and its services, please visit [cbcatlantic.com](http://cbcatlantic.com).

## TRANSACTIONS

Brent Case of Coldwell Banker Commercial Atlantic represented the tenant Johnny's Garage in the lease of +/- 6,059 sf of retail/restaurant space at 1256 Yeamans Hall Road in Hanahan, SC. The owners of The Royal American are thrilled to announce that Johnny's Garage is set to open in Spring 2025 in the old BP Gas Station at Yeamans Hall Shopping Center.



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